

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Carol A. Guido  
Salvatore F. Guido aka Sam F. Guido  
Debtor(s)

Specialized Loan Servicing LLC, as servicer for Wells  
Fargo Bank, N.A. as trustee for Option One Mortgage  
Loan Trust 2007-FXD1 Asset-Backed Certificates,  
Series 2007-FXD1

Movant

v.

Carol A. Guido  
Salvatore F. Guido aka Sam F. Guido  
Respondent(s)

and

Robert H. Slone Esq., Trustee  
Additional Respondent

BK. NO. 17-21411 JAD

CHAPTER 7

Related to Doc. #19

**DEFAULT O/E JAD**

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 22nd day of June, 2017, at Pittsburgh, upon Motion of Specialized Loan Servicing LLC, as servicer for Wells Fargo Bank, N.A. as trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 216 Connecticut Dr, Lower Burrell, PA 15068 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



sjk

United States Bankruptcy Judge  
Jeffery A. Deller

FILED  
6/22/17 9:16 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

Carol A. Guido  
216 Connecticut Drive  
Lower Burrell, PA 15068

Salvatore F. Guido aka Sam F. Guido  
216 Connecticut Drive  
Lower Burrell, PA 15068

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Greensburg, PA 15601

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701 Market Street, Suite 5000  
Philadelphia, PA 19106

Certificate of Notice Page 3 of 3  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Salvatore F. Guido  
Carol A. Guido  
Debtors

Case No. 17-21411-JAD  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: bsil  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jun 22, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 24, 2017.

db/jdb    #+Salvatore F. Guido,    Carol A. Guido,    216 Connecticut Dr.,    Lower Burrell, PA 15068-3523

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.    TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.    TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 24, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 22, 2017 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Wells Fargo Bank, N.A. as trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Specialized Loan Servicing LLC, as servicer for Wells Fargo Bank, N.A. as trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 bkgroup@kmlawgroup.com  
Kenneth Steidl on behalf of Debtor Salvatore F. Guido julie.steidl@steidl-steinberg.com, ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;r53037@notify.bes.tcase.com  
Kenneth Steidl on behalf of Joint Debtor Carol A. Guido julie.steidl@steidl-steinberg.com, ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;r53037@notify.bes.tcase.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Robert H. Slone, Trustee robertslone223@gmail.com, rslone@pulsenet.com;pa07@ecfcbis.com  
TOTAL: 6